

ZB# 78-10

Antonio Marano

4-3-9.1

#78-10 - Marano, Antonio - request for use & area

# 78-10

② Public Hearing

May 8, 1978

8:15 P.M.

OCPD  
has to be informed

# GENERAL RECEIPT

3661

TOWN OF NEW WINDSOR  
555 Union Avenue  
New Windsor, N. Y. 12550

RECEIVED OF

*Antonio Marano*

*May 16* 19*78*

\$ *50.00*

*Fifty and 00/100*

DOLLARS

FOR

*Varisice application #78-10 3BA.*

DISTRIBUTION:

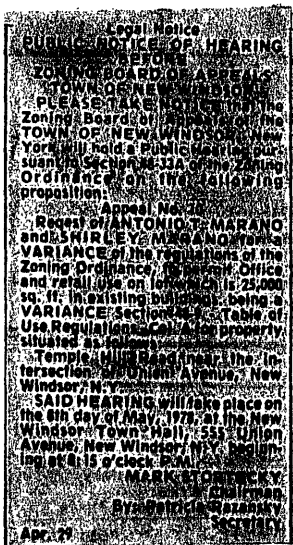
FUND	CODE	AMOUNT
<i>30.00</i>		
<i>check</i>		

BY

*Charlotte Marcantonio*

*Deputy Town Clerk*

TITLE



State of New York  
County of Orange, ss:

Olga Trachewsky , being duly sworn deposes and  
says that he is ....Principal...Clark..... of Newburgh-  
Beacon News Co., Inc., Publisher of The Evening News,  
a daily newspaper published and of general circulation in  
the Counties of Orange and Dutchess, and that the notice  
of which the annexed is a true copy was published .....  
One Time  
in said newspaper, commencing on the.....29th.....day of  
.....April.....A.D., 1978 , and ending on  
the .....29th..... day of .....April.....A.D., 1978

Subscribed and sworn to before me this  
.....29th..... day of.....April..... 19.....78

.....  
Notary Public of the State of New York, County of Orange.  
MY COMMISSION EXPIRES MARCH 30, 1979

TOWN OF NEW WINDSOR  
ZONING BOARD OF APPEALS

APPLICATION FOR VARIANCE OR SPECIAL PERMIT

78-10  
(Number)

3/28/78  
(Date)

I. Applicant information:

- (a) Antonio T. MARANO & SHIRLEY MARANO  
(Name, address and phone of Applicant) Temple Hill Rd, New Windsor NY Tel 525-5357
- (b) \_\_\_\_\_  
(Name, address and phone of purchaser or lessee)  
AGNES CAVALARI & ELARA PICARD
- (c) 115-2 Redhollow Rd, New Windsor NY  
(Name, address and phone of attorney)
- (d) none  
(Name, address and phone of broker)

II. Application type:

- ☒ Use variance
- ☒ Area variance
- ☐ Sign variance
- ☐ Special permit

III. Property information:

- (a) PI 4-3-9.1  
(Zone) (Address) (M B L) (Lot size)
- (b) What other zones lie within 500 ft.? RH & OLI
- (c) Is a pending sale or lease subject to ZBA approval of this application? Yes IS ORAL, NO WRITTEN CONTRACT  
UNLESS ZONING CHANGE IS APPROVED
- (d) When was property purchased by present owner? 9/5/67
- (e) Has property been subdivided previously? NO When? \_\_\_\_\_
- (f) Has property been subject of variance or special permit previously? NO When? \_\_\_\_\_
- (g) Has an order-to-remedy violation been issued against the property by the Zoning Inspector? NO If so, when \_\_\_\_\_
- (h) Is there any outside storage at the property now or is any proposed?

78-10  
(Number)

3/28/78  
(Date)

I. Applicant information:

- (a) Antonio T. MARANO & SHIRLEY MARANO  
(Name, address and phone of Applicant) Temple Hill Rd, New Windsor NY Tel 525-5357
- (b) \_\_\_\_\_  
(Name, address and phone of purchaser or lessee)  
AGNES CAVALARI & CLARA PICARD
- (c) R/S 2 Rehlehem Rd, New Windsor NY  
(Name, address and phone of attorney)
- (d) none  
(Name, address and phone of broker)

II. Application type:

- ☒ Use variance
- ☒ Area variance
- ☐ Sign variance
- ☐ Special permit

III. Property information:

- (a) PI 4-3-9.1  
(Zone) (Address) (M B L) (Lot size)
- (b) What other zones lie within 500 ft.? RH & OLI
- (c) Is a pending sale or lease subject to ZBA approval of this application? Yes IS ORAL, NO WRITTEN CONTRACT  
UNLESS ZONING CHANGE IS APPROVED
- (d) When was property purchased by present owner? 9/5/67
- (e) Has property been subdivided previously? No When? \_\_\_\_\_
- (f) Has property been subject of variance or special permit previously? No When? \_\_\_\_\_
- (g) Has an order-to-remedy violation been issued against the property by the Zoning Inspector? No If so, when \_\_\_\_\_
- (h) Is there any outside storage at the property now or is any proposed? Describe in detail. No

☒ IV. Use variance:

(a) Use Variance requested from New Windsor Zoning Local Law, Section           , Table Use Regs, Column A, to allow

Art 3  
118-9

Office + Retail -  
(Describe proposed use)

(b) The legal standard for a "USE" variance is unnecessary hardship. Describe why you feel unnecessary hardship will result unless the use variance is granted. Also set forth any efforts you have made to alleviate the hardship other than this application.

Property is not suitable for residential use  
Residential building was built around 1940 which  
pre dates any zoning in New Windsor. Size of lot is too small  
for industrial use. Only use which will justify the taxes on  
the property is office use or retail use. Prospective purchasers  
must have option for both uses simultaneously

☒ V. Area variance:

(a) Area variance requested from New Windsor Zoning Local Law, Section           , Table           , Column           

Lot size  
is 300 ft front  
by 125 feet  
deep with  
existing building  
no other buildings  
are to be  
constructed

Requirements	Proposed or Available	Variance Request
Min. Lot Area	<u>295000</u> <u>295000</u>	<u>15000 sq ft</u> <u>295000</u>
Min. Lot Width	<u>          </u>	<u>          </u>
Reqd. Front Yard	<u>          </u>	<u>          </u>
Reqd. Side Yards	<u>1</u>	<u>1</u>
Reqd. Rear Yard	<u>          </u>	<u>          </u>
Reqd. Street Frontage*	<u>          </u>	<u>          </u>
Max. Bldg. Hgt.	<u>          </u>	<u>          </u>
Min. Floor Area*	<u>          </u>	<u>          </u>
Development Coverage* %	<u>          </u> %	<u>          </u> %
Floor Area Ratio**	<u>          </u>	<u>          </u>

\* Residential districts only

(Describe proposed use)

- (b) The legal standard for a "USE" variance is unnecessary hardship. Describe why you feel unnecessary hardship will result unless the use variance is granted. Also set forth any efforts you have made to alleviate the hardship other than this application.

Property is not suitable for residential use  
Residential building was built around 1950 which  
pre dates any zoning in New Windsor. Size of lot is too small  
for industrial use. Only use which will justify the taxes on  
the property is office use or retail use. Prospective purchasers  
must have option for both uses simultaneously

☒ V. Area variance:

- (a) Area variance requested from New Windsor Zoning Local Law, Section \_\_\_\_\_, Table \_\_\_\_\_, Column \_\_\_\_\_

Lot size  
is 900 ft front  
by 125 feet  
deep with  
existing building  
no other buildings  
are to be  
constructed

Requirements	Proposed or Available	Variance Request
Min. Lot Area	<u>95000</u> <u>50000</u>	<u>15000 sq ft</u> <u>20000 sq ft</u>
Min. Lot Width		
Reqd. Front Yard		
Reqd. Side Yards	<u>1</u>	<u>1</u>
Reqd. Rear Yard		
Reqd. Street Frontage*		
Max. Bldg. Hgt.		
Min. Floor Area*		
Development Coverage* %	%	%
Floor Area Ratio**		

\* Residential districts only

\*\* Non-residential districts only



- (b) The legal standard for an "AREA" variance is practical difficulty. Describe why you feel practical difficulty will result unless the area variance is granted. Also set forth any efforts you have made to alleviate the difficulty other than this application.

Lot size predates zoning in New Windsor. Owner has no other land.



VI. Sign Variance:

- (a) Variance requested from New Windsor Zoning Local Law, Section \_\_\_\_\_, Table \_\_\_\_\_, Column \_\_\_\_\_.

	<u>Requirements</u>	<u>Proposed or Available</u>	<u>Variance Request</u>
Sign 1	_____	_____	_____
Sign 2	_____	_____	_____
Sign 3	_____	_____	_____
Sign 4	_____	_____	_____
Sign 5	_____	_____	_____
Total	_____ sq.ft.	_____ sq.ft.	_____ sq.ft.

- (b) Describe in detail the sign(s) for which you seek a variance, and set forth your reasons for requiring extra or oversize signs.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

- (c) What is total area in square feet of all signs on premises including signs on windows, face of building, and free-standing signs?

\_\_\_\_\_

Windsor, Owner has no other land.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_



VI.

Sign Variance:

(a) Variance requested from New Windsor Zoning Local Law,  
Section \_\_\_\_\_, Table \_\_\_\_\_, Column \_\_\_\_\_.

	<u>Requirements</u>	<u>Proposed or Available</u>	<u>Variance Request</u>
Sign 1	_____	_____	_____
Sign 2	_____	_____	_____
Sign 3	_____	_____	_____
Sign 4	_____	_____	_____
Sign 5	_____	_____	_____
Total	_____ sq.ft.	_____ sq.ft.	_____ sq.ft.

(b) Describe in detail the sign(s) for which you seek a  
variance, and set forth your reasons for requiring  
extra or oversize signs.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

(c) What is total area in square feet of all signs on premises including  
signs on windows, face of building, and free-standing signs?

\_\_\_\_\_

☐ VII. Special Permit:

- (a) Special permit requested under New Windsor Zoning Local Law, Section \_\_\_\_\_, Table \_\_\_\_\_, Column \_\_\_\_\_.
- (b) Describe in detail the use and structures proposed for the special permit.

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☐ VIII. Additional comments:

- (a) Describe any conditions or safeguards you offer to ensure that the quality of the zone and neighboring zones is maintained or upgraded and that the intent and spirit of the New Windsor Zoning Local Law is fostered. (Trees, landscaping, curbs, lighting, paving, fencing, screening, sign limitations, utilities, drainage.)

*The requested use is a higher one than presently allowed and is compatible with the area which is strictly commercial*

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☐ IX. Attachments required:

- ☒ Copy of letter of referral from Building and Zoning Inspector.
- ☐ Copy of contract of sale, lease or franchise agreement.
- ☒ Copy of tax map showing adjacent properties
- ☐ Copy(ies) of site plan or survey showing the size and location of the lot, the location of all buildings, facilities, utilities, access drives, parking areas, trees, landscaping, fencing, screening, signs, curbs, paving and streets within 200 ft. of the lot.
- ☐ Copy(ies) of sign(s) with dimensions.
- ☐ Check in amount of \$50 payable to Town of New Windsor.

- (b) Describe in detail the use and structures proposed for the special permit.

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☐ VIII. Additional comments:

- (a) Describe any conditions or safeguards you offer to ensure that the quality of the zone and neighboring zones is maintained or upgraded and that the intent and spirit of the New Windsor Zoning Local Law is fostered. (Trees, landscaping, curbs, lighting, paving, fencing, screening, sign limitations, utilities, drainage.)

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- ☐ Copy(ies) of sign(s) with dimensions.
- ☐ Check in amount of \$50 payable to Town of New Windsor.
- Photos of existing premises which show all present signs and landscaping.
- All photos must be 8" x 10" or be mounted on 8 1/2" x 11" paper.
- ☐ Other

(Official Use Only)

X. AFFIDAVIT.

Date \_\_\_\_\_

STATE OF NEW YORK)

) SS.:

COUNTY OF ORANGE )

The Undersigned Applicant, being duly sworn, deposes and states that the information, statements and representations contained in this application are true and accurate to the best of his knowledge or to the best of his information and belief. The applicant further understands and agrees that the Zoning Board of Appeals may take action to rescind any variance or permit granted if the conditions or situation presented herein are materially changed.

Shirley M. Marano  
(Applicant)

Sworn to before me this

28 day of March, 1977

ALFRED F. CAVALARI  
Notary Public in the State of New York  
Residing in and for Orange County  
Commission expires March 30, 1979

XI. ZBA Action:

(a) Public Hearing date \_\_\_\_\_

(b) Variance is \_\_\_\_\_

(c) Special Permit is \_\_\_\_\_

(d) Conditions and safeguards \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

A FORMAL DECISION WILL FOLLOW  
WHICH WILL BE ADOPTED BY RESO-  
LUTION OF ZONING BOARD OF APPEALS.

ss.:  
COUNTY OF ORANGE )

The Undersigned Applicant, being duly sworn, deposes and states that the information, statements and representations contained in this application are true and accurate to the best of his knowledge or to the best of his information and belief. The applicant further understands and agrees that the Zoning Board of Appeals may take action to rescind any variance or permit granted if the conditions or situation presented herein are materially changed.

Shirley M. Marano  
(Applicant)

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Notary Public in the State of New York  
Residing in and for Orange County  
Commission expires March 30, 1979

XI. ZBA Action:

- (a) Public Hearing date \_\_\_\_\_
- (b) Variance is \_\_\_\_\_
- (c) Special Permit is \_\_\_\_\_
- (c) Conditions and safeguards \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

A FORMAL DECISION WILL FOLLOW  
WHICH WILL BE ADOPTED BY RESO-  
LUTION OF ZONING BOARD OF APPEALS.

1

ZONING BOARD OF APPEALS : TOWN OF NEW WINDSOR

-----X

In the Matter of the Application of  
ANTONIO MARANO and SHIRLEY MARANO  
Application #78-10.

-----X

DECISION DENYING  
USE AND AREA  
VARIANCES

WHEREAS, ANTONIO T. MARANO and SHIRLEY MARANO of Temple Hill Road, Town of New Windsor, New York, have applied to the Zoning Board of Appeals for use and area variances on property located on Temple Hill Road in a Planned Industrial (PI) zone; and

WHEREAS, a public hearing was held on the 8th day of May, 1978 and applicants were represented by Alfred F. Cavalari, Esq.; and

WHEREAS, the meeting was attended by various area residents and representatives of the developers of the Orange County Foreign Trade Zone. The Foreign Trade Zone property surrounds that of the applicants. The hearing was also attended by Mr. Eugene Sloan who supported the application. The application was opposed by Mr. Peter Rosenstein on behalf of the developers of the Foreign Trade Zone, especially Mr. William Hellmer. Mr. Rosenstein opposed the application on the grounds that the industrial park to be built as part of the Foreign Trade Zone would create additional truck traffic which would interfere with and be interfered with by permitting the claimant's property to be used for general retail purposes on the grounds that such retail purposes would result in additional traffic. Mr. Rosenstein also stated that at the time land was being acquired for the Foreign Trade Zone, an offer was made to the applicants for the purchase of their property; and

WHEREAS, the Zoning Board of Appeals of the Town of New Windsor makes the following determinations of fact in this matter:

1. The notice of public hearing was duly sent to residents and businesses as prescribed by law and published in The Evening News; also as required by law.
2. That the applicants have failed to present sufficient evidence to show that the property as presently zoned will yield a reasonable return.
3. The evidence shows that the essential character of the neighborhood is Planned Industrial (PI), as it is zoned, and some residual residential property which existed prior to the rezoning.
4. The evidence shows that the area variance sought is <sup>for</sup> 15,000 sq. ft. lot area variance.
5. The evidence shows that the need for the area variance is contingent upon the prior granting of the use variance.

WHEREAS, the Zoning Board of Appeals of the Town of New Windsor makes the following determinations of law in this matter:

1. That in view of the fact that the applicants are seeking to have the property rezoned for general retail use and are unable to specify at this time what the nature of the general retail use will be except to say that it will be any thing permitted in a retail zone under the Zoning Ordinance, the Board finds that to grant the variance as requested by the applicant would be in effect to rewrite the Zoning Law so as to carve out a small commercial zone in an area which has been zoned by the Town Board as Planned Industrial (PI). In view of the foregoing, the Zoning Board of Appeals is without authority to grant the variance, and therefore, the variance is denied.

Dated: June 12, 1978.

Mark J. Stortechy  
Chairman



(914) 565-8550

555 Union Avenue  
New Windsor, N. Y.  
March 28, 1978

Mr. Alfred Cavalari  
P. O. Box 276  
Vails Gate, N.Y. 12584

RE: APPLICATION FOR USE VARIANCE #78-10  
ANTONIO MARANO

Dear Mr. Cavalari:

Kindly be advised that your applicant is scheduled to appear before the Zoning Board of Appeals for a preliminary meeting on Monday evening, April 10, 1978 at 7:30 p.m. At this time, the ZBA members will proceed to schedule a public hearing on this matter if they feel one is necessary.

Very truly yours,

PATRICIA RAZANSKY, Secretary

/pr



1763

OFFICE OF THE BUILDING & ZONING INSPECTOR

TOWN OF NEW WINDSOR

MAR 22 1978

Howard R. Collett  
555 Union Avenue  
New Windsor, New York 12550  
(914) ~~865-8808~~  
565-8807

78-10

Mr. Alfred Cavalari  
P. O. Box 276  
Vails Gate  
N. Y.  
12584

Prelim.  
meeting -  
Apr. 10, 1978  
7:30.

use  
variance  
needed

Dear Al,

The property of Antonio Marano, located on Temple Hill Road and identified as Section 4, Block 3, Lot 9.1 is located in a Planned Industrial Zone (PI). The lot is 200' x 125'.

Retail sales in a PI Zone is not a permitted use.

Yours truly,

Howard R. Collett  
Bldg./Zoning Inspector

HRC/mfb

cc: Zoning Board Appeals

(Send out - 78-10  
applications) 3/23/78.

next to  
Sloane's Furniture  
(Antique store at present.)  
use never permitted

(914) 565-8550

555 Union Avenue  
New Windsor, N. Y. 12550  
May 9, 1978

Alfred F. Cavalari, Esq.  
P. O. Box 276  
Vails Gate, N. Y. 12884

RE: APPLICATION FOR USE AND AREA VARIANCE #78-10  
ANTONIO and SHIRLEY MARANO

Dear Mr. Cavalari:

This is to confirm that the above application for a use and area variance was denied at a public hearing held before the Zoning Board of Appeals on Monday evening, May 8, 1978.

Formal decision will be drafted and acted upon at an upcoming meeting.

Very truly yours,

PATRICIA RAZANSKY, Secretary

cc: Howard Collett - Bldg./Zoning Inspector  
Town of New Windsor

Town Planning Board  
Attn: Mr. Ernest Spignardo, Chairman

5/8/78 Public Hearing - Antonio Marano - 8:15 p.m.

Name:

Address:

John R. Stein

Point of Interest  
Truck Traffic  
no 2  
h

For Bill Helmer-Helmer-Cronin  
873 Union Ave, New Windsor, NY

J. Macne

Daxion - Temple Hill Road  
New Windsor NY

Eugene D. Sloan

519 Rte 207 - no objection -  
New Windsor, N.Y. 12552

Shirley Marano

RD2 Temple Hill Rd  
New Windsor, NY 12550

Stephen Pavente

Daxion. Temple Hill Rd  
New Windsor NY



1763

OFFICE OF THE ASSESSOR

TOWN OF NEW WINDSOR

Chairman  
~~Elizabeth P. Wynn~~  
555 Union Avenue  
New Windsor, New York 12550  
(914) 565-8808

March 28, 1978

Mr. Antonio T. & Shirley M. Marano  
RD#2 Temple Hill Road  
New Windsor, N.Y. 12550

RE: 4-3-9.1

Dear Mr. & Mrs. Marano:

According to my records the attached list of property owners are within the five hundred (500) feet of the above mentioned property.

The charge for this service is \$15.00. Please remit same to the Town Clerk, Town of New Windsor.

Very truly yours,

A handwritten signature in cursive script, reading 'Joseph G. Parisi'.

JOSEPH G. PARISI  
Sole Assessor  
Town of New Windsor

JGP/pk  
att.



1763

# OFFICE OF THE ASSESSOR

## TOWN OF NEW WINDSOR

*9000*

Chairman  
~~XXXXXXXXXX~~  
 555 Union Avenue  
 New Windsor, New York 12550  
 (914) 565-8808

Helmer, William F. ✓  
 Grey Beach Lane  
 Pomona, N.Y. 10970

Dexion Realty Corp. ✓  
 P.O. Box 4272  
 Newburgh, N.Y. 12550

Sloan, Warren Jr. ✓  
 RD#2 Temple Hill Road  
 New Windsor, N.Y. 12550

Schaffner, Frank & Anna ✓  
 510 Little Britain Road  
 New Windsor, N.Y. 12550

Meroschenkoff, Mary ✓  
 7 Sniffen Road  
 Westport, Conn, 06880,

Brady, Gladys Sloan ✓  
 Harris, Ruth Sloan ✓  
 C/O Mrs. Ruth Harris  
 87 Witch Tree Road  
 Woodstock, N.Y. 12498

Ronsini, Nicholas ✓  
 42 Carter Street  
 Newburgh, N.Y. 12550

Ronsini, C. Jessie & Helen ✓  
 RD#2 Temple Hill Road  
 New Windsor, N.Y. 12550

Angeloni, Americo & Rose ✓  
 RD#2 Temple Hill Road  
 New Windsor, N.Y. 12440

Respectfully submitted,

*Joseph G. Parisi*

JOSEPH G. PARISI  
 Sole Assessor  
 Town of New Windsor

PUBLIC NOTICE OF HEARING BEFORE  
ZONING BOARD OF APPEALS  
TOWN OF NEW WINDSOR

PLEASE TAKE NOTICE that the Zoning Board of Appeals of the  
TOWN OF NEW WINDSOR, New York will hold a Public Hearing  
pursuant to Section 48-33A of the Zoning Ordinance on the  
following proposition:

Appeal No. 10

Request of ANTONIO T. MARANO and SHIRLEY MARANO

for a VARIANCE ~~SPECIAL USE PERMIT~~ of  
the regulations of the Zoning Ordinance, to permit  
Office and retail use on lot which is 25,000 sq.  
ft. in existing buildings

being a VARIANCE ~~SPECIAL USE PERMIT~~ of  
Section 48-9 - Table of Use Regulations - Col. A  
for property situated as follows:

Temple Hill Road near the intersection of Union  
Avenue, New Windsor, N. Y.

SAID HEARING will take place on the 8th day of May, 19 78,  
at the New Windsor Town Hall, 555 Union Avenue, New Windsor, N. Y.  
beginning at 8:15 o'clock P. M.

MARK STORTECKY  
Chairman

(914) 565-8550

April 11, 1978

Alfred F. Cavalari, Esq.  
P. O. Box 276  
Vails Gate, N. Y. 12584

RE: APPLICATION FOR USE VARIANCE #78-10 - ANTONIO MARANO

Dear Mr. Cavalari:

Kindly be advised that the Zoning Board of Appeals rescheduled the Preliminary Meeting on the above matter to Monday evening, April 24, 1978 at 7:30 p.m.

Please be present at that time to answer questions which were not specific in your letter and application dated March 30, 1978. If you cannot attend, please send your partner or the applicant himself.

If you have any problems, please call.

Very truly yours,

PATRICIA RAZANSKY, Secretary

/pr



Cavalari & Larocca

ATTORNEYS AT LAW  
POST OFFICE BOX 276  
VAILS GATE, NEW YORK 12584

Alfred F. Cavalari

Elia M. Larocca

30 March 1978

Mrs Pat Razansky  
Zoning Board of Appeals  
555 Union Avenue  
New Windsor, New York 12550

Re: Application for use variance #78-10  
Antonio Marano

Dear Mrs Razansky:

Enclosed please find application for variance, letter from Zoning Inspector and letter from sole assessor plus copy of tax map, deed and original notice of hearing.

As stated in my phone call if at all possible I would appreciate it if we could avoid having to appear for a preliminary meeting on Monday April 10th because I have been taking a course which meets on Monday night and I would like to miss as few classes as possible.

By way of explanation of this application it is for a rezoning of the property in question to allow retail use and office use. The latter is already authorized use but we are requesting both uses. We also are requesting an area variance because of the small size of the property which is non-conforming and pre dates any zoning in New Windsor,

No new buildings are contemplated at any time and we feel the request uses are more than compatible with the existing zoning and the nature of Temple Hill Road in that area as it is developing which is strictly commercial useage.

If the board will agree to omitting the preliminary meeting would it please complete the notice of hearing and return after a date is set.

Thank you

Yours truly,

*Alfred F. Cavalari*  
ALFRED F. CAVALARI

AFC/r1

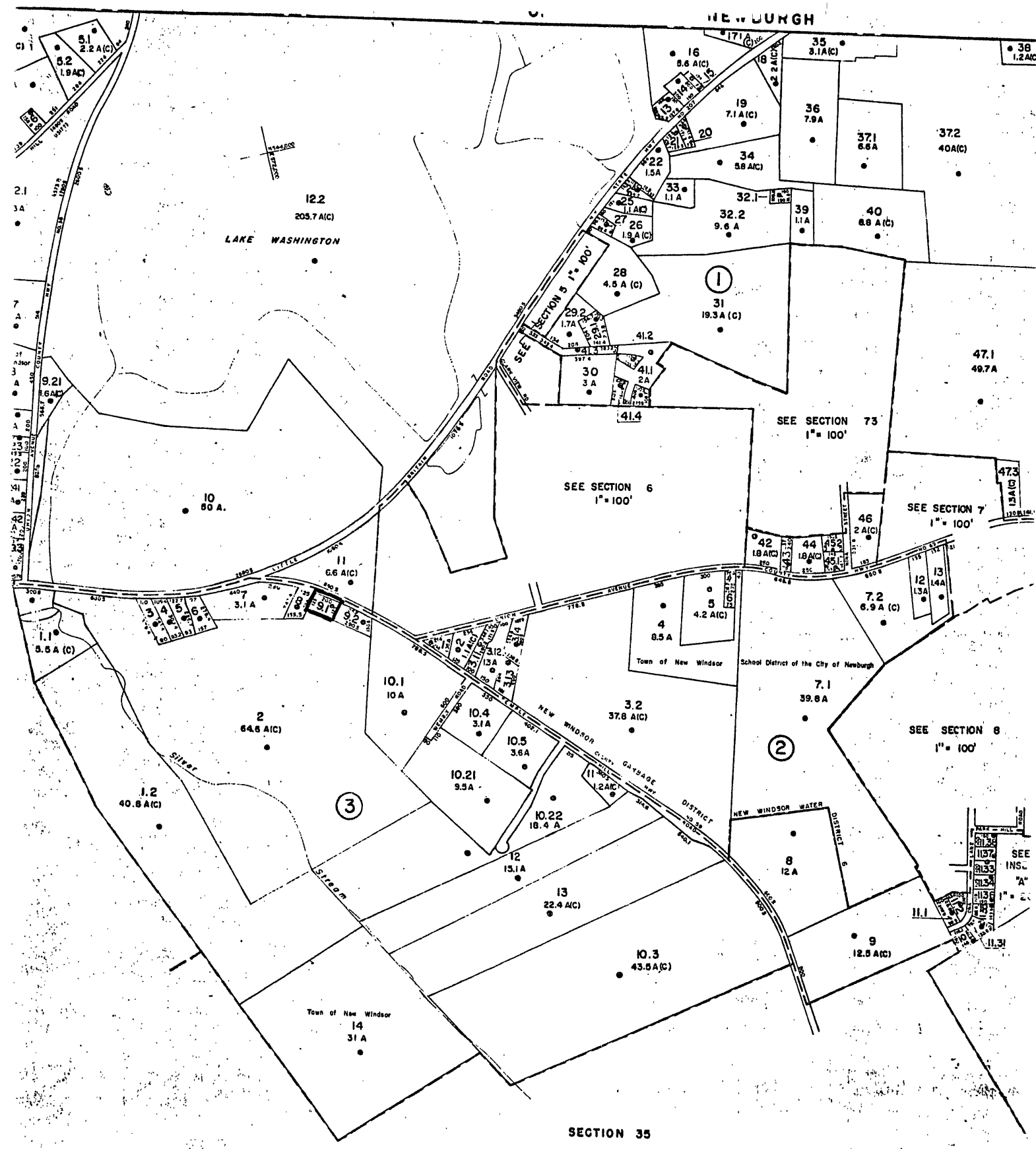
(1)  
APR 03 1978

Action:  
Read at 4/10/78 -  
meeting

Prelim.  
Meeting

Apr. 10th -

Telephone:  
914-561-5969  
2nd Prelim. Meeting  
Apr. 24th.



3

LEGEND			
STATE OR COUNTY LINE	FILED PLAN LOT LINE	TAX MAP BLOCK NO. ①	FILED PLAN BLOCK NO. ② ③
CITY, TOWN OR VILLAGE	EASEMENT LINE	TAX MAP PARCEL NO. 32	FILED PLAN LOT NO.
BLOCK & SECTION LIMIT	MATCH LINE	AREAS	STATE HIGHWAYS
SPECIAL DISTRICT LINE	STREAMS	DIMENSIONS (feet) on 1/4" = 1" scale	COUNTY HIGHWAYS
PROPERTY LINE			TOWN ROADS

ORANGE CO

400 0 400

scale

# This Indenture,

LIBER 1776 PG 804

Made the <sup>5<sup>th</sup></sup>  
hundred and sixty-seven

day of September, nineteen

Between GLADYS BRADY, residing at Sunset Drive, (no street number) Town of Newburgh, Orange County, New York and RUTH HARRIS residing at #87 Witch Tree Road, Woodstock, New York,

parties of the first part, and

ANTONIO T. MARANO and SHIRLEY M. MARANO, husband and wife, each residing at Hurd Avenue, Baybrook, Town of Montgomery, Orange County, New York,

parties of the second part:

Witnesseth, that the parties of the first part, in consideration of  
----- TEN (\$10.00) ----- Dollars,  
lawful money of the United States, and of other good  
and valuable consideration paid by the parties of the second part,  
do hereby grant and release unto the parties of the second part,  
their heirs and assigns forever,

All that certain lot, piece or parcel of land, together with the improvements thereon erected, situated, lying and being in the Town of New Windsor, County of Orange and State of New York, being more particularly described as follows:

BEGINNING at a point, marked by a pipe set, in the southwesterly line of Union Avenue, also known and designated as Temple Hill Road, said point being 500.63 feet as measured along said road southeasterly from the point where the said road line intersects the southerly line of Little Britain Road and at the most easterly corner of lands formerly of Warren Sloan; thence South 39° 53' East along the southwesterly line of Union Avenue, also known as Temple Hill Road, 200 feet to a point; thence South 50° 07' West through lands of the grantors 125 feet to a point; thence North 39° 53' West 200 feet to the most southerly corner of lands formerly of Warren

Made the  
hundred and sixty-seven

day of

September

, nineteen

Between GLADYS BRADY, residing at Sunset Drive, (no street number) Town of Newburgh, Orange County, New York and RUTH HARRIS residing at #87 Witch Tree Road, Woodstock, New York,

part 1 of the first part, and

ANTONIO T. MARANO and SHIRLEY M. MARANO, husband and wife, each residing at Hurd Avenue, Raybrook, Town of Montgomery, Orange County, New York,

part 1 of the second part:

Witnesseth, that the part 1 of the first part, in consideration of  
- - - - - TEN (\$10.00) - - - - - Dollars,  
lawful money of the United States, and of other good  
and valuable consideration paid by the parties of the second part,  
do hereby grant and release unto the parties of the second part,  
their heirs and assigns forever,

All that certain lot, piece or parcel of land, together with the improvements thereon erected, situated, lying and being in the Town of New Windsor, County of Orange and State of New York, being more particularly described as follows:

BEGINNING at a point, marked by a pipe set, in the southwesterly line of Union Avenue, also known and designated as Temple Hill Road, said point being 500.63 feet as measured along said road southeasterly from the point where the said road line intersects the southerly line of Little Britain Road and at the most easterly corner of lands formerly of Warren Sloan; thence South 39° 53' East along the southwesterly line of Union Avenue, also known as Temple Hill Road, 200 feet to a point; thence South 50° 07' West through lands of the grantors 125 feet to a point; thence North 39° 53' West 200 feet to the most southerly corner of lands formerly of Warren Sloan; thence North 50° 07' East along said lands formerly of Warren Sloan 125 feet to the place of beginning;

BEING the northerly two hundred feet of the premises described in a deed dated April 15, 1941, and recorded October 21, 1942 in the Orange County Clerk's Office in Liber 896 of Deeds at page 250, made

by Warren Sloan and Ethel A. Sloan to William J. Sloan, who died  
November 30, 1963, leaving a Last Will and Testament, duly admitted to  
probate by the Surrogate's Court of Orange County on January 1, 1964,  
by which said premises were devised to the grantors.